

City of Baldwin City
Minutes from the February 1, 2016
Regular Council Meeting

The Baldwin City Council met in Regular Session at 7:00 p.m. at the Baldwin City Public Library, 800 7th Street, with President Kathy Gerstner presiding.

Present were Council members Tony Brown, David Simmons and Christi Darnell, Steve Bauer. Mayor Pearse was absent.

Also present were Glenn Rodden, City Administrator, Brad Smith, Finance Director, Laura Hartman, City Clerk, staff members Tina Rakes, Chris Croucher, Bill Winegar, Rob Culley and Gregg Schifflbein.

A. Call to Order:

President Kathy Gerstner called the regular council meeting to order at 7:00 p.m.

B. Consent Agenda:

Christi Darnell moved and Tony Brown seconded to approve the consent agenda as presented. Motion carried with a vote of 5 yes and 0 no.

Liquor License: Tony Brown moved and Christi Darnell seconded to approve the Liquor License renewal upon approval of the background check as presented. Motion carried with a vote of 5 yes and 0 no.

C. Public Comments

None at this time.

D. Special Reports or Presentations

Hank Booth, Chamber of Commerce Director, thanked the Council for having him on the agenda. Hank spoke about the Economic Development Program, his personal work with City Hall administrators, and Baker University as well as the thriving businesses in Baldwin City. He continued to speak on items that the Chamber has been working towards making Baldwin City a great place to live and do business. Hank gave Council members a list of 2015 Accomplishments of the Baldwin City Chamber of Commerce. Hank asked the council for any questions. Tony Brown wanted to commend Hank Booth, Jeannette Blackmar and Becki Dick for the activity level the Chamber has reached and wanted to say thank you for all their work. Tony asked what type of land the businesses were looking for, specifically. Hank commented he felt we needed to have the City infrastructure in place, land with structure in place. Christi Darnell asked how we are supporting existing business. Hank responded that he is involved in a committee that is in its infancy, called E-Community, a committee committed to help members.

E. Old Business – Matt Hoy recapped the discussion from the last council meeting concerning re-zoning. Brad added some comment to reiterate the process. Kathy called on patrons that signed up to speak on agenda items.

Arlena McLaren, 502 Flame Way – said they purchased their home because one of the reason was the lot behind them was a single family lot.

Patron Jenny Jenson asked exactly where this property is located. Brad pulled up a map on the screen to show the location of the property.

Steve Bauer thanked those that came tonight and spoke. He agrees the concerns are very serious and genuine. Previous councils have denied multi-family because of the opposition of the neighbors. Steve stated he is not in favor of the re-zoning.

Steve moved we do not approve the re-zoning Ordinance 1338; the council had discussion. Motion dissolved due to lack of second.

Christi Darnell appreciates Steve's comments and thanked those who came out tonight.

David Simmons stated we have this on the agenda as the next item and added, we do know what is going in there. Christi stated she likes rules. She also stated concern with valuation if duplexes are built.

Kathy reminded Council what was on the table; Andrew Danner stated the council cannot vote against the re-zoning based on the knowledge you may have of what is planned to be built. There are zoning statutes in place stating this. This would be a violation and put the Council in a bad position.

Steve said his rejection is not based on affordable housing; it is duplexes that take down the value of the existing property. The rules and governance were stated to the patrons that the properties would remain single family.

David Simmons stated he agrees with the re-zoning. Our taxes are high; we need more families to come to Baldwin. We have people asking and wanting to come live in Baldwin City. David said he is in support of R-2. He doesn't believe it will affect the property owners as much as the concerns shared.

Tony Brown asked Tina what phase we are in with Firetree, Tina replied: Phase 4, Tony asked about how many houses were built in the past year. Tina said approximately 10 homes. Tony asked if they were moderate income housing. Tina said yes and there was public discussion as well as public concern.

Tony asked Tina if there were more plans in the works, Tina replied no and no one has come forward for platting in the last five years.

Tony asked if there were other locations where there is a boom in housing; Tina said not really that there is a drop off on new starts.

Tony asked Tina about the homes at the entrance of Firetree; Tina said they are senior housing, Tony confirmed with Hank that the draw for Baldwin City is for retired persons.

Tony asked if there was an official document from a city council person for a promise of single family dwellings. Tina answered, no there was not.

Steve asked about the 10 homes that were built if they were moderate income- Tina replied, yes.

Kathy stated the council voted 5-0 in favor, at the last meeting on this re-zoning request. Kathy stated she has put much thought into this, and appreciate the same thoughts brought forward. She also said

This housing is rentals for 15 years, and then the resident may purchase the home. Christi asked if Andrew would consider a different location. Andrew said probably not, there has been much work and research put into this project.

Steve stated he has a different view than David. Steve feels there is less of a chance of opportunity with two applications rather than just one application in order to gain approval.

David Simmons moved and Tony Brown seconded to approve Resolution 2016- 03. Motion carried with a vote of 4 yes 1 no.

The Council took a 5 minute break. 9:20 p.m.

F. Committee and/or Commission Reports

Tony said the Utility Committee is meeting in the morning, 7:00 a.m. at Public Works.

G. City Administrator and Staff Comments

Brad gave a preliminary report of 2015 operations. Brad showed a PowerPoint presentation as well as gave each Council member a hard copy. Brad said this was a quick look at a preliminary report and would come back to the Council with a more detailed report. Christi wanted to know how all the transfers happen and would like to learn about it. Brad said he would be glad to show her how it works.

H. Council & Mayor Comments

There were no comments.

I. Executive Session

None at this time.

J. Adjourn

Christi Darnell moved and David Simmons seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time 9:37 p.m.

Approved by the governing board on 2/15/2016

Attest:



Laura E. Hartman, City Clerk